

# CITY OF CHARLESTON

## PLANNING COMMISSION MEETING REPORT

### MEETING OF APRIL 16, 2014

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, April 16, 2014** in the Meeting Room, Third Floor at 75 Calhoun Street (Charleston County School District Building). The following items were considered:

#### REZONINGS

1. **Jack Primus Rd & Saint Johns Church Rd (Cainhoy) TMS# 2680000133 (a portion of), 2680000134, 2680000091** – approx. 75.81 ac. Request rezoning from Light Industrial (LI) to Diverse Residential (DR-1).

**DEFERRED BY APPLICANT**

2. **3375 Maybank Hwy (Johns Island) TMS# 2790000236** – 0.875 ac. Request rezoning from General Office (GO) to Commercial Transitional (CT).

**RECOMMENDED APPROVAL**

3. **30 Race St (Westside - Peninsula) TMS# 4600401060 & 061** – approx. 2.95 ac. Request rezoning to include property in the School Overlay (S). Zoned Diverse Residential (DR-2F).

**RECOMMENDED APPROVAL**

4. **1175 Folly Rd (James Island) TMS# 3370800004** – approx. 3.34 ac. Request rezoning from Limited Business (LB) to General Business (GB).

**RECOMMENDED APPROVAL**

5. **2112 Monford Ave (Peninsula) TMS# 4641400084, 085 & 140** – approx. 0.328 ac. Request rezoning from Single-Family Residential (SR-1) to Commercial Transitional (CT).

**RECOMMENDED APPROVAL**

6. **Deerfield Dr (Shadowmoss - West Ashley) TMS# 3580000038** – approx. 8.30 ac. Request rezoning from Diverse Residential (DR-4) to Diverse Residential (DR-1).

**RECOMMENDED APPROVAL**

7. **1953 & 1965 Camp Rd & property on Ferguson Rd (Heritage Oaks PUD - James Island) TMS# 3370000085, 087, 457** – approx. 10.91 ac. Request rezoning from Planned Unit Development (PUD) to Single-Family Residential (SR-3) and Diverse Residential (DR-4 & DR-6).

**RECOMMENDED APPROVAL**

#### SUBDIVISIONS

1. **Fort Johnson Rd (Pemberton Farms - James Island) TMS# 4280600022** – 4.74 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).

**DEFERRED BY APPLICANT**

2. **Jessy Elizabeth Rd (Johns Island) TMS# 3120000159** – 4.13 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

**DEFERRED BY PLANNING COMMISSION**

3. **2291 Woodland Shores Rd (The Pointe at Stono Shores - James Island) TMS# 3431400049** – 2.23ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

**APPROVED WITH CONDITIONS**

4. **Grand Oaks Blvd (The Landing at Grand Oaks - West Ashley) TMS# 3010000433** – 19.37 ac. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).

**APPROVED WITH CONDITIONS**

## **ZONINGS**

1. **Colony Dr (Avondale - West Ashley) TMS# 4181500017** – 0.2 ac. Request zoning of Single and Two-Family Residential (STR). Request Landmark Overlay (LMK) on a portion of the property. Zoned Single-Family Residential (R-4) in Charleston County.

**DEFERRED BY APPLICANT**

2. **Maybank Hwy (Johns Island) TMS# 3130000307** – 2.05 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.

**RECOMMENDED APPROVAL**

3. **1591 Secessionville Rd (James Island) TMS# 4270900069** – 4.0 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL**

4. **2023 Parkway Ave (Riverland Terr. - James Island) TMS# 3430200115** – 0.27 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL**

5. **2234 Plainview Rd (West Ashley) a portion of TMS# 3550200154** – 6.36 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL**

6. **Ashley River Rd (West Ashley) a portion of TMS# 3550200153** – 1.16 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL**

7. **5 Sycamore Ave (Carolina Terr. - West Ashley) TMS# 4181000023** – 0.18 ac. Request zoning of Single Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL**

## **ORDINANCE AMENDMENT**

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to include Water Treatment and Water Storage Tank uses in the Table of Permitted Uses, to create conditional use standards for Water Storage Tanks in Section 54-207, and to update the terminology for Sewage Treatment Systems in the Table of Permitted Uses.**

<b>DEFERRED BY CITY STAFF</b>
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## **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### **PRELIMINARY & FINAL PLATS**

1. **1525 BROWNSWOOD RD (JOHNS ISLAND)** TMS# 2790000226, 19.1 ac, 59 lots, PUD. Preliminary subdivision plat under review.
2. **HEADQUARTERS PLANTATION DR (JOHNS ISLAND)** TMS# 3110000306, 15.12 ac, 9 lots, RR-1. Final subdivision plat under review.
3. **OAK LEAF ST (DANIEL ISLAND)** TMS# 2770000011, 21.25 ac, 54 lots, DI-R. Preliminary subdivision plat under review.

### **ROAD CONSTRUCTION PLANS**

1. **1525 BROWNSWOOD RD (JOHNS ISLAND)** TMS# 2790000226, 19.1 ac, 59 lots, PUD. Road construction plans under review.
2. **1560 BROWNSWOOD RD (JOHNS ISLAND)** TMS# 2800000172, 9.384 ac, 29 lots, SR-1. Road construction plans under review.
3. **OAK LEAF ST (DANIEL ISLAND)** TMS# 2770000011, 21.25 ac, 54 lots, DI-R. Road construction plans under review.
4. **MAIN RD & CHURCH PLACE RD (JOHNS ISLAND)** TMS# 2530000199, 285, 334, 55.25 ac, 76 lots, SR-1 & SR-7. Road construction plans under review.
5. **MURRAYWOOD RD (JOHNS ISLAND)** TMS# 3120000334, 9.94 ac, 23 lots, DR-6(ND). Road construction plans under review.